

ARIZONA CORPORATION COMMISSION
UTILITIES DIVISION

ANNUAL REPORT MAILING LABEL – MAKE CHANGES AS NECESSARY

W-02486A
Jackson Spring Estates Home and Property Owners
Association
4439 E. Hobart
Mesa AZ 852054125

J
RECEIVED

MAR 08 2005

AZ Corporation Commission
Director Of Utilities

ANNUAL REPORT

FOR YEAR ENDING

12	31	2004
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FOR COMMISSION USE

ANN04	04
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COMPANY INFORMATION

Company Name (Business Name) JACKSON SPRING ESTATES HOME AND PROPERTY OWNERS ASSOCIATION

Mailing Address 4439 E. HOBART STREET
(Street)
MESEA AZ 85205
(City) (State) (Zip)

480-832-2617 — 480 540 1683
Telephone No. (Include Area Code) Fax No. (Include Area Code) Pager/Cell No. (Include Area Code)

Email Address —

Local Office Mailing Address SAME AS ABOVE
(Street)
— — —
(City) (State) (Zip)

Local Office Telephone No. (Include Area Code) Fax No. (Include Area Code) Pager/Cell No. (Include Area Code)

Email Address —

MANAGEMENT INFORMATION

Management Contact: CHARLES SNIDER PRESIDENT
(Name) (Title)

P.O. BOX 810 ALPINE AZ 85920
(Street) (City) (State) (Zip)

928 339 4519 — —
Telephone No. (Include Area Code) Fax No. (Include Area Code) Pager/Cell No. (Include Area Code)

Email Address NONE

On Site Manager: ~~AE~~ SAME AS ABOVE
(Name)

— — — —
(Street) (City) (State) (Zip)

Telephone No. (Include Area Code) Fax No. (Include Area Code) Pager/Cell No. (Include Area Code)

Email Address —

☐ Please mark this box if the above address(es) have changed or are updated since the last filing.

Statutory Agent: WADE NOBLE
 (Name)
2260 S. 4TH AVE YUMA, AZ 85364
 (Street) (City) (State) (Zip)
928-783-8321
 Telephone No. (Include Area Code) Fax No. (Include Area Code) Pager/Cell No. (Include Area Code)
 Attorney: _____
 (Name)

 (Street) (City) (State) (Zip)

 Telephone No. (Include Area Code) Fax No. (Include Area Code) Pager/Cell No. (Include Area Code)

☐ Please mark this box if the above address(es) have changed or are updated since the last filing.

OWNERSHIP INFORMATION

Check the following box that applies to your company:

- | | |
|--|---|
| <input type="checkbox"/> Sole Proprietor (S) | <input type="checkbox"/> C Corporation (C) (Other than Association/Co-op) |
| <input type="checkbox"/> Partnership (P) | <input type="checkbox"/> Subchapter S Corporation (Z) |
| <input type="checkbox"/> Bankruptcy (B) | <input type="checkbox"/> Association/Co-op (A) |
| <input type="checkbox"/> Receivership (R) | <input type="checkbox"/> Limited Liability Company |
| <input type="checkbox"/> Other (Describe) <u>HOME OWNERS ASSOCIATION</u> | |

COUNTIES SERVED

Check the box below for the county/ies in which you are certificated to provide service:

- | | | |
|--|-----------------------------------|-----------------------------------|
| <input checked="" type="checkbox"/> APACHE | <input type="checkbox"/> COCHISE | <input type="checkbox"/> COCONINO |
| <input type="checkbox"/> GILA | <input type="checkbox"/> GRAHAM | <input type="checkbox"/> GREENLEE |
| <input type="checkbox"/> LA PAZ | <input type="checkbox"/> MARICOPA | <input type="checkbox"/> MOHAVE |
| <input type="checkbox"/> NAVAJO | <input type="checkbox"/> PIMA | <input type="checkbox"/> PINAL |
| <input type="checkbox"/> SANTA CRUZ | <input type="checkbox"/> YAVAPAI | <input type="checkbox"/> YUMA |
| <input type="checkbox"/> STATEWIDE | | |

COMPANY NAME JACKSON SPRING ESTATES HOME AND PROPERTY OWNERS ASSN

UTILITY PLANT IN SERVICE

Acct. No.	DESCRIPTION	Original Cost (OC)	Accumulated Depreciation (AD)	O.C.L.D. (OC less AD)
301	Organization			
302	Franchises			
303	Land and Land Rights	4 000		
304	Structures and Improvements	16 450	15 630	820
307	Wells and Springs	3 900	3 705	195
311	Pumping Equipment	25 000	23 750	1250
320	Water Treatment Equipment			
330	Distribution Reservoirs and Standpipes			
331	Transmission and Distribution Mains			
333	Services			
334	Meters and Meter Installations			
335	Hydrants			
336	Backflow Prevention Devices			
339	Other Plant and Misc. Equipment	81 000	76 950	4050
340	Office Furniture and Equipment			
341	Transportation Equipment			
343	Tools, Shop and Garage Equipment			
344	Laboratory Equipment			
345	Power Operated Equipment			
346	Communication Equipment			
347	Miscellaneous Equipment			
348	Other Tangible Plant			
	TOTALS	130 350	120 035	6 315

This amount goes on the Balance Sheet Acct. No. 108

COMPANY NAME JACKSON SPRING ESTATES HOME AND PROPERTY OWNERS ASSN

CALCULATION OF DEPRECIATION EXPENSE FOR CURRENT YEAR

Acct. No.	DESCRIPTION	Original Cost (1)	Depreciation Percentage (2)	Depreciation Expense (1x2)
301	Organization			
302	Franchises			
303	Land and Land Rights	4 000		
304	Structures and Improvements	16 450	5 %	823
307	Wells and Springs	3 900	5 %	195
311	Pumping Equipment	25 000	5 %	1250
320	Water Treatment Equipment			
330	Distribution Reservoirs and Standpipes			
331	Transmission and Distribution Mains			
333	Services			
334	Meters and Meter Installations			
335	Hydrants			
336	Backflow Prevention Devices			
339	Other Plant and Misc. Equipment	81 000	5 %	4050
340	Office Furniture and Equipment			
341	Transportation Equipment			
343	Tools, Shop and Garage Equipment			
344	Laboratory Equipment			
345	Power Operated Equipment			
346	Communication Equipment			
347	Miscellaneous Equipment			
348	Other Tangible Plant			
	TOTALS	130 350		6318

This amount goes on the Comparative Statement of Income and Expense
Acct. No. 403.

COMPANY NAME JACKSON SPRING ESTATES HOME AND PROPERTY OWNERS ASSN

BALANCE SHEET

Acct No.		BALANCE AT BEGINNING OF YEAR	BALANCE AT END OF YEAR
	ASSETS		
	CURRENT AND ACCRUED ASSETS		
131	Cash	\$ 9209	\$ 10914
134	Working Funds		
135	Temporary Cash Investments		
141	Customer Accounts Receivable		
146	Notes/Receivables from Associated Companies		
151	Plant Material and Supplies		
162	Prepayments		
174	Miscellaneous Current and Accrued Assets		
	TOTAL CURRENT AND ACCRUED ASSETS	\$ 9209	\$ 10914
	FIXED ASSETS		
101	Utility Plant in Service	\$ 126350	\$ 126350
103	Property Held for Future Use		
105	Construction Work in Progress		
108	Accumulated Depreciation – Utility Plant	113717	120035
121	Non-Utility Property		
122	Accumulated Depreciation – Non Utility		
	TOTAL FIXED ASSETS	\$ 12633	\$ 6315
	TOTAL ASSETS	\$ 21842	\$ 17229

NOTE: The Assets on this page should be equal to **Total Liabilities and Capital** on the following page.

COMPANY NAME JACKSON SPRING ESTATES HOME AND PROPERTY OWNERS ASSN.

BALANCE SHEET (CONTINUED)

Acct. No.		BALANCE AT BEGINNING OF YEAR	BALANCE AT END OF YEAR
	LIABILITIES		
	CURRENT LIABILITIES		
231	Accounts Payable	\$	\$
232	Notes Payable (Current Portion)		
234	Notes/Accounts Payable to Associated Companies		
235	Customer Deposits		
236	Accrued Taxes		
237	Accrued Interest		
241	Miscellaneous Current and Accrued Liabilities		
	TOTAL CURRENT LIABILITIES	\$ 0	\$ 0
	LONG-TERM DEBT (Over 12 Months)		
224	Long-Term Notes and Bonds	\$ 0	\$ 0
	DEFERRED CREDITS		
251	Unamortized Premium on Debt	\$	\$
252	Advances in Aid of Construction		
255	Accumulated Deferred Investment Tax Credits		
271	Contributions in Aid of Construction		
272	Less: Amortization of Contributions		
281	Accumulated Deferred Income Tax		
	TOTAL DEFERRED CREDITS	\$ 0	\$ 0
	TOTAL LIABILITIES	\$ 0	\$ 0
	CAPITAL ACCOUNTS		
201	Common Stock Issued	\$	\$
211	Paid in Capital in Excess of Par Value		
215	Retained Earnings		
218	Proprietary Capital (Sole Props and Partnerships)	0	0
	TOTAL CAPITAL	\$	\$
	TOTAL LIABILITIES AND CAPITAL	\$ 0	\$ 0

COMPANY NAME JACKSON SPRING ESTATES HOME & PROPERTY OWNERS ASSN

COMPARATIVE STATEMENT OF INCOME AND EXPENSE

Acct. No.	OPERATING REVENUES	PRIOR YEAR	CURRENT YEAR
461	Metered Water Revenue	\$	\$
460	Unmetered Water Revenue	3220	3514
474	Other Water Revenues	150	150
	TOTAL REVENUES	\$ 3370	\$ 3664
	OPERATING EXPENSES		
601	Salaries and Wages	\$ 0	\$ 0
610	Purchased Water		
615	Purchased Power	1400	500
618	Chemicals		
620	Repairs and Maintenance	581	353
621	Office Supplies and Expense	31	63
630	Outside Services		
635	Water Testing	113	222
641	Rents		
650	Transportation Expenses		
657	Insurance – General Liability	838	1752
659	Insurance - Health and Life		
666	Regulatory Commission Expense – Rate Case		
675	Miscellaneous Expense	50	186
403	Depreciation Expense	6318	6315
408	Taxes Other Than Income	233	185
408.11	Property Taxes	127	145
409	Income Tax		
	TOTAL OPERATING EXPENSES	\$ 9701	\$ 9721
	OPERATING INCOME/(LOSS)	\$	\$
	OTHER INCOME/(EXPENSE)		
419	Interest and Dividend Income	\$	\$
421	Non-Utility Income	1320	1410
426	Miscellaneous Non-Utility Expenses		
427	Interest Expense		
	TOTAL OTHER INCOME/(EXPENSE)	\$ 1320	\$ 1410
	NET INCOME/(LOSS)	\$ (5011)	\$ (4647)

COMPANY NAME JACKSON SPRING ESTATES HOME AND PROPERTY OWNERS ASSN

SUPPLEMENTAL FINANCIAL DATA

Long-Term Debt

	LOAN #1	LOAN #2	LOAN #3	LOAN #4
Date Issued				
Source of Loan	NO LOANS			
ACC Decision No.				
Reason for Loan				
Dollar Amount Issued	\$	\$	\$	\$
Amount Outstanding	\$	\$	\$	\$
Date of Maturity				
Interest Rate	%	%	%	%
Current Year Interest	\$	\$	\$	\$
Current Year Principle	\$	\$	\$	\$

Meter Deposit Balance at Test Year End

\$ NA

Meter Deposits Refunded During the Test Year

\$ NA

COMPANY NAME JACKSON SPRING ESTATES HOME AND PROPERTY OWNERS ASSN

WATER COMPANY PLANT DESCRIPTION

WELLS

ADWR ID Number*	Pump Horsepower	Pump Yield (gpm)	Casing Depth (Feet)	Casing Diameter (Inches)	Meter Size (inches)	Year Drilled
040105	1 1/2	25	6'			

* Arizona Department of Water Resources Identification Number

OTHER WATER SOURCES

Name or Description	Capacity (gpm)	Gallons Purchased or Obtained (in thousands)
NA		

BOOSTER PUMPS		FIRE HYDRANTS	
Horsepower	Quantity	Quantity Standard	Quantity Other
	2		1

STORAGE TANKS		PRESSURE TANKS	
Capacity	Quantity	Capacity	Quantity
15,000 GAL	1		6

COMPANY NAME JACKSON SPRING ESTATES HOME AND PROPERTY OWNERS ASSN.

WATER COMPANY PLANT DESCRIPTION (CONTINUED)

MAINS

Size (in inches)	Material	Length (in feet)
2		
3		
4	PVC	APPROX 2000
5		
6	PVC	APPROX 2500
8		
10		
12		

CUSTOMER METERS

Size (in inches)	Quantity
5/8 X 3/4	
3/4	
1	
1 1/2	
2	NONE
Comp. 3	
Turbo 3	
Comp. 4	
Tubo 4	
Comp. 6	
Tubo 6	

For the following three items, list the utility owned assets in each category.

TREATMENT EQUIPMENT:

NONE

STRUCTURES:

FRAME PUMP HOUSE 24'6" X 34'6"
ASPHALT SHINGLES

OTHER:

COMPANY NAME: JACKSON SPRING ESTATES HOME AND PROPERTY OWNERS ASSN.

WATER USE DATA SHEET BY MONTH FOR CALENDAR YEAR 2004

MONTH	NUMBER OF CUSTOMERS	GALLONS SOLD	GALLON PUMPED (Thousands)
JANUARY	11		
FEBRUARY	11		
MARCH	11		
APRIL	11		
MAY	11	NA	NA
JUNE	11		
JULY	11		
AUGUST	12		
SEPTEMBER	12		
OCTOBER	12		
NOVEMBER	12		
DECEMBER	12		
TOTAL		NA	

Is the Water Utility located in an ADWR Active Management Area (AMA)?

() Yes (X) No

Does the Company have an ADWR Gallons Per Capita Per Day (GPCPD) requirement?

() Yes (X) No

If yes, provide the GPCPD amount: _____

What is the level of arsenic for each well on your system. _____ mg/l
(If more than one well, please list each separately.) TESTING NOT REQUIRED DUE TO LIMITED CUSTOMERS

Note: If you are filing for more than one system, please provide separate data sheets for each system.

COMPANY NAME JACKSON SPRING ESTATES HOME AND YEAR ENDING 12/31/2004
PROPERTY OWNERS ASSN

PROPERTY TAXES

Amount of actual property taxes paid during Calendar Year 2004 was: \$ 145.44

Attach to this annual report proof (e.g. property tax bills stamped "paid in full" or copies of cancelled checks for property tax payments) of any and all property taxes paid during the calendar year.

If no property taxes paid, explain why. _____

04-F
5/1/04

WELLS FARGO BANK
1 EAST 16TH STREET YUMA, AZ 85364

196
91-552
1221(4)

8048797 DATE Oct 5, 2004

PAY TO THE ORDER OF Betty M. Montoya, Opash E. Treas. \$ 145.44

One Hundred Forty Five & 44/100 DOLLARS

JACKSON SPRING ESTATES
HOME & PROPERTY OWNERS ASSOC.
P. O. BOX 20394
MESA, AZ 85277-0394

MEMO 942-50-7023 Theresa M. Walter

⑆122105524⑆0808750269⑆0196 ⑆0000014544⑆

COMPANY NAME JACKSON SPRING ESTATES HOME AND YEAR ENDING 12/31/2004
PROPERTY OWNERS ASSN
INCOME TAXES

For this reporting period, provide the following:

Federal Taxable Income Reported 0
Estimated or Actual Federal Tax Liability 0

State Taxable Income Reported 0
Estimated or Actual State Tax Liability 0

Amount of Grossed-Up Contributions/Advances:

Amount of Contributions/Advances 0
Amount of Gross-Up Tax Collected 0
Total Grossed-Up Contributions/Advances 0

Decision No. 55774 states, in part, that the utility will refund any excess gross-up funds collected at the close of the tax year when tax returns are completed. Pursuant to this Decision, if gross-up tax refunds are due to any Payer or if any gross-up tax refunds have already been made, attach the following information by Payer: name and amount of contribution/advance, the amount of gross-up tax collected, the amount of refund due to each Payer, and the date the Utility expects to make or has made the refund to the Payer.

CERTIFICATION

The undersigned hereby certifies that the Utility has refunded to Payers all gross-up tax refunds reported in the prior year's annual report. This certification is to be signed by the President or Chief Executive Officer, if a corporation; the managing general partner, if a partnership; the managing member, if a limited liability company or the sole proprietor, if a sole proprietorship.

SIGNATURE

DATE

PRINTED NAME

TITLE

RECEIVED

VERIFICATION
AND
SWORN STATEMENT
Intrastate Revenues Only

MAR 08 2005

AZ Corporation Commission
Director Of Utilities

VERIFICATION

STATE OF AZ
I, THE UNDERSIGNED
OF THE

COUNTY OF (COUNTY NAME)
<u>APACHE</u>
NAME (OWNER OR OFFICIAL) TITLE
<u>NEVA M COESTER SECY / TREAS</u>
COMPANY NAME

DO SAY THAT THIS ANNUAL UTILITY REPORT TO THE ARIZONA CORPORATION COMMISSION

FOR THE YEAR ENDING

MONTH	DAY	YEAR
12	31	2004

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SWORN STATEMENT

IN ACCORDANCE WITH THE REQUIREMENT OF TITLE 40, ARTICLE 8, SECTION 40-401, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS DURING CALENDAR YEAR 2004 WAS:

Arizona Intrastate Gross Operating Revenues Only (\$)

\$ 5074.08

(THE AMOUNT IN BOX ABOVE
INCLUDES \$ 202.08
IN SALES TAXES BILLED, OR COLLECTED)

**REVENUE REPORTED ON THIS PAGE MUST INCLUDE SALES TAXES BILLED OR COLLECTED. IF FOR ANY OTHER REASON, THE REVENUE REPORTED ABOVE DOES NOT AGREE WITH TOTAL OPERATING REVENUES ELSEWHERE REPORTED, ATTACH THOSE STATEMENTS THAT RECONCILE THE DIFFERENCE. (EXPLAIN IN DETAIL)

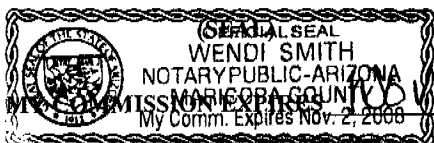
Neva M Coester
SIGNATURE OF OWNER OR OFFICIAL
480 832 2613
TELEPHONE NUMBER

SUBSCRIBED AND SWORN TO BEFORE ME

A NOTARY PUBLIC IN AND FOR THE COUNTY OF

THIS 7th DAY OF

COUNTY NAME
<u>Maricopa</u>
MONTH <u>March</u>
<u>2005</u>



Wendi Smith
SIGNATURE OF NOTARY PUBLIC

2, 2008

RECEIVED

VERIFICATION
AND
SWORN STATEMENT
RESIDENTIAL REVENUE
INTRASTATE REVENUES ONLY

MAR 08 2005

AZ Corporation Commission
Director Of Utilities

VERIFICATION

STATE OF ARIZONA

I, THE UNDERSIGNED

OF THE

COUNTY OF (COUNTY NAME) <u>APACHE</u>	
NAME (OWNER OR OFFICIAL) <u>NEVA M. COESTER</u>	TITLE <u>SECT (TREAS</u>
COMPANY NAME <u>JACKSON SPRING ESTATES HOME AND PROPERTY OWNERS ASSN.</u>	

DO SAY THAT THIS ANNUAL UTILITY REPORT TO THE ARIZONA CORPORATION COMMISSION

FOR THE YEAR ENDING

MONTH	DAY	YEAR
12	31	2004

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SWORN STATEMENT

IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 40, ARTICLE 8, SECTION 40-401.01, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS RECEIVED FROM RESIDENTIAL CUSTOMERS DURING CALENDAR YEAR 2004 WAS:

ARIZONA INTRASTATE GROSS OPERATING REVENUES

\$ 5074.08

(THE AMOUNT IN BOX AT LEFT

INCLUDES \$ 202.08

IN SALES TAXES BILLED, OR COLLECTED)

*RESIDENTIAL REVENUE REPORTED ON THIS PAGE
MUST INCLUDE SALES TAXES BILLED.

Neva M. Coester
SIGNATURE OF OWNER OR OFFICIAL

480 872 2613

TELEPHONE NUMBER

SUBSCRIBED AND SWORN TO BEFORE ME

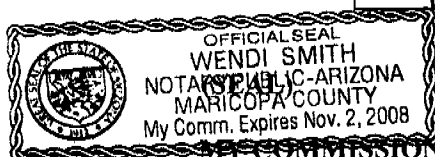
A NOTARY PUBLIC IN AND FOR THE COUNTY OF

THIS

7th

DAY OF

NOTARY PUBLIC NAME <u>Wendi Smith</u>	
COUNTY NAME <u>Maricopa</u>	
MONTH <u>March</u>	YEAR <u>2005</u>



NOTARY COMMISSION EXPIRES

Nov 2, 2008

X Wendi Smith

SIGNATURE OF NOTARY PUBLIC

**JACKSON SPRING ESTATES
HOME AND PROPERTY OWNERS' ASSOCIATION
TREASURER'S REPORT
JULY 31, 2004**

Balance as of July 26, 2003: \$5 880.53

Income

Membership fees	1 320.00
Water usage fees	3 219.58
Hookup - Walker	150.00
Donation - Johnston Elec. Usage	10.00
Total Deposits	\$4 699.58

Expenditures:

Blue Stake Membership Fee	25.00
Water System Testing	281.53
Navopache Electric Coop	1300.00
Taxes: (101-64-025A) Now 945-80-702A	40.72
(945-80-700-5)	86.48
Az. Corp. Comm. Annual Report	10.00
Colorado Casualty Insurance	1715.61
Transaction Tax (AZ. Dept. of Rev.)	185.10
Alpine Action Alliance	50.00
Postage/Office Supplies	48.96
Water System Maintenance	255.67
Pot Luck	25.57

Total Expenditures: \$4024.64

Balance as of July 31, 2004: \$6555.47

Respectfully submitted,



Neva M. Coester
Treasurer

FINANCIAL INFORMATION

Attach to this annual report a copy of the companies' year-end (Calendar Year 2004) financial statements. If you do not compile these reports, the Utilities Division will supply you with blank financial statements for completion and filing. **ALL INFORMATION MUST BE ARIZONA-SPECIFIC AND REFLECT OPERATING RESULTS IN ARIZONA.**